

132.A

0003

0056.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

669,400 / 669,400

669,400 / 669,400

669,400 / 669,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
56		CHURCHILL AVE, ARLINGTON

**OWNERSHIP**

Owner 1:	GEYER CHRISTOPHER M & JUDY A	Unit #:	2
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Owner 2:	
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Owner 3:	
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Street 1:	56 CHURCHILL AVE UNIT 2
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Street 2:	
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Twn/Cty:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02476	Type:	
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**PREVIOUS OWNER**

Owner 1:	HARRIS FREDERIC C & PATRICE E -
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Owner 2:	-
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Street 1:	56 CHURCHILL AVE UNIT 2
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Twn/Cty:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02476
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**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1933, having primarily Wood Shingle Exterior and 2829 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7909												G9				

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	669,400			669,400		
							290675
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18

Total Card	0.000	669,400		669,400	Entered Lot Size
Total Parcel	0.000	669,400		669,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	236.62	/Parcel: 236.6

Source:	Market Adj Cost	Total Value per SQ unit /Card:	236.62	/Parcel: 236.6	Land Unit Type:
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Parcel ID 132.A-0003-0056.2

!15564!

**USER DEFINED**

Prior Id # 1:	84955
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:16:07
<b>PRINT</b>	
<b>LAST REV</b>	
Date	Time
11/18/19	10:06:20
danam	
15564	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS FREDERIC	59475-263		7/9/2012		536,000	No	No		
HARRIS FREDERIC	48989-550		2/14/2007	Family		1	No	No	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2008	490	Re-Roof	8,750			G9	GR FY09	

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
2/14/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: 2 - Clapboard	10 %			OthrFix:	Rating:												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: BLUE				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>													
Year Blt: 1933	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict: G9	Fact: .			Floor: M - Multi-Level													
Const Mod:				% Own: 55.000000000													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>									
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		1	7	3							
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors:		%		Total:	18.6	%											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>RES BREAKDOWN</b>					
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar: 2				Size Adj.: 1.02115583													
Electric: 3 - Typical				Const Adj.: 0.999980003													
Insulation: 2 - Typical				Adj \$ / SQ: 301.181													
Int vs Ext: S				Other Features: 82500													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 0.80000001													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 822395													
% Com Wall:	% Sprinkled:			Depreciation: 152966				Juris. Factor: 1.00	Before Depr:	265.04							
				Deprecated Total: 669430				Special Features: 0	Val/Su Net:	236.62							
								Final Total: 669400	Val/Su SzAd:	236.62							
<b>MOBILE HOME</b>				Make:				Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 132.A-0003-0056.2																	
More: N				Total Yard Items:				Total Special Features:				Total:					